



40/41 Ballacriy Park, Colby, IM9 4LU

Attractive detached 3 bedroom true bungalow occupying a sought-after corner position within a quiet cul-de-sac. Featuring immaculately maintained lawned gardens, an attached single garage & ample driveway parking for up to 3 vehicles, this delightful home offers both space & convenience in a peaceful setting.

£385,000

Property Overview

Property Type	Bungalow
Receptions	2
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Bungalow	Cloakroom	1
Receptions	2	Heating	Oil Fired Central Heating
Bedrooms	3	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Attached Single



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Sales Negotiator

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Property Description

Accommodation

Ground Floor

- Entrance Porch (approx. 5'2 x 5'0)
- L-Shaped Entrance Hallway (approx. 8'1 x 5'0 & 10'5 x 8'0)
- Lounge (approx. 20'9 x 13'0)
- Dining Room (approx. 12'7 x 9'1)
- Kitchen (approx. 11'5 x 10'7)
- Rear Porch (approx. 7'10 x 5'1)
- Cloakroom W.C. (approx. 5'1 x 2'7)
- Bedroom 1 (approx. 12'8 x 11'3)
- Bedroom 2 (approx. 12'10 x 11'6)
- Bedroom 3 (approx. 10'1 x 9'8)
- Family Bathroom (approx. 8'2 x 7'7)
- Large Loft Space: Recently insulated in the last 3 years

Outside

To the front of the property there is are two easily maintained lawned areas separated by a footpath leading to the front door. Driveway providing off road parking for up to 3 cars and access to the single garage.

To the rear of the property there is an enclosed lawned garden which wraps around to either side, with multiple mature shrubs, hedged boundaries and gated access to the driveway. Double bunded oil bulk storage tank.

Attached Single Garage (approx. 24'6 x 11'3)

Fitted with a white up and over garage door.

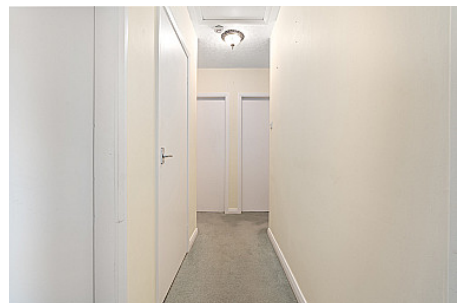
Services

All main services are connected. Oil fired central heating. uPVC double glazed throughout.

Directions

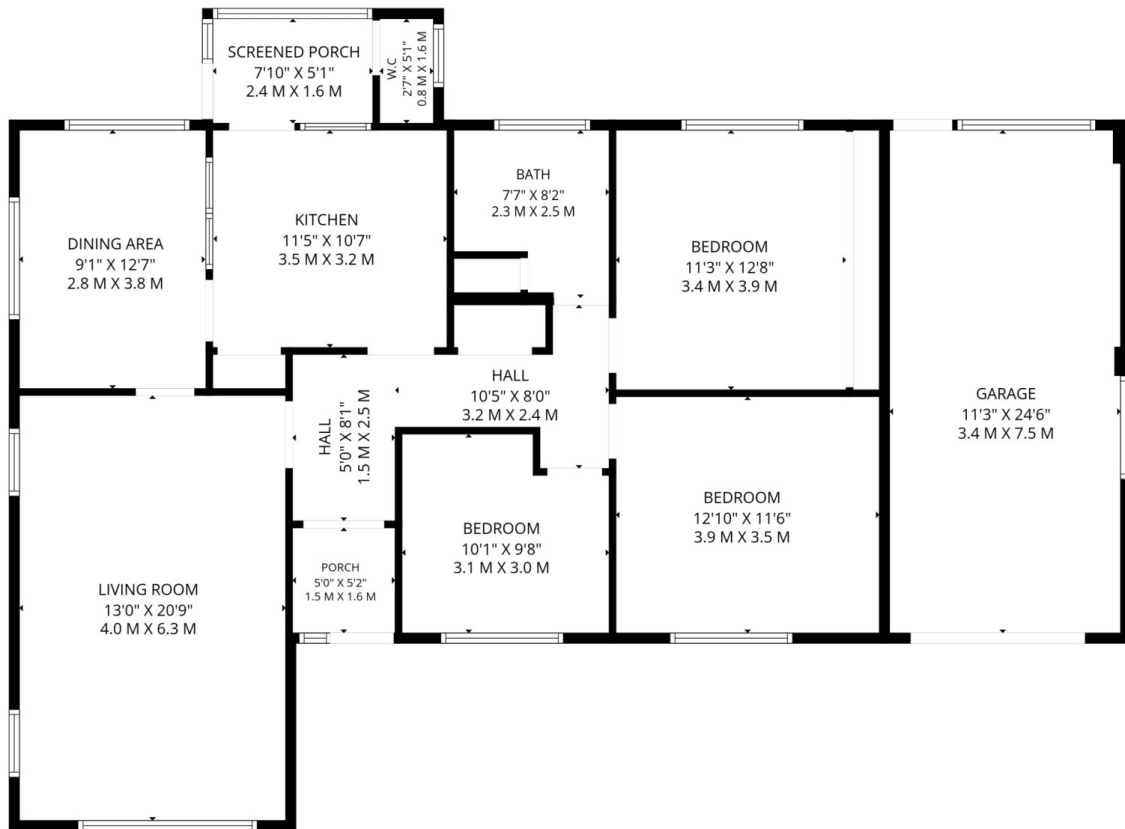
Travelling through Ballabeg and into Colby along the main road, continue past the Colby Glen Hotel and take the next right into Ballacriy Park. Take the second right and bear left, taking the second left hand turning into a cul-de-sac where number

40/41 can be found in the corner of the right hand side.









Total: 1138 sq. Ft, 106 m2

1st Floor: 1138 sq. Ft, 106 m2

Excluded Areas: Screened Porch: 40 sq. Ft, 4 M2, Porch: 26 sq. Ft, 2 M2, Garage: 276 sq. Ft, 26 M2,
Walls: 105 sq. Ft, 10 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

